

Bishop Creek Hydroelectric System,
Plant 6, Cashbaugh-Kilpatrick House
(Building No. 102)
Bishop Creek
Bishop Vicinity
Inyo County
California

HAER No. CA-145-6-A

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**Historic American Engineering Record
National Park Service
Department of the Interior
San Francisco, California**

HISTORIC AMERICAN ENGINEERING RECORD

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Location: Adjacent Bishop Creek in the middle of the Southeast 1/4 of Section 9, Township 7 South, Range 32 East, M.D.M, Inyo County, California (UTM Coordinates 11/370423/4134505), in the eastern Sierra Nevada Mountains approximately 1.5 miles southwest of Bishop, California, and 225 air miles due north of Los Angeles.

Date of Construction: Late 1860s-1924, 1952

Builder: Unknown

Present Owner: Southern California Edison Company
2244 Walnut Grove Avenue
Rosemead, CA 91770

Original Use: Cattle Ranch Residence

Present Use: Worker Cottage

Significance: Although greatly modified, the 19th Century Cashbaugh-era structures combined into Building 102 are reputed to be the oldest surviving houses in the Owens Valley. The Cashbaugh/Kilpatrick house's significance lies in its association with the early ranching history of the Owens Valley and the pioneering generation of electrical energy on Bishop Creek. The Bishop Creek System is considered significant for its role: (1) in the expansion of hydroelectric generation technology, (2) in the development of eastern California, and (3) in the development of long-distance power transmission and distribution.

Report Prepared By: Thomas T. Taylor
Southern California Edison Company
Environmental Affairs Division
Rosemead, CA 91770

Date: July 31, 1997

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I. DESCRIPTION

Building 102 at Bishop Creek Plant 6 has had a long and complex construction history. The oldest portions of this building originated as two separate structures believed to have been constructed in the 1860s by the Andy Cashbaugh family, which used them as residences. The Cashbaugh residences were later moved together and combined to form the core of the current building. The portion of building 102 dating from the Cashbaugh period is reputed to be the oldest surviving house in Owens Valley. Building 102 is a strange and unique amalgamation of rooms resulting from the combination of the Cashbaugh structures and several major additions and modifications undertaken during the 2nd and 3rd quarters of the 20th Century.

Set in a context of minimal landscaping characterized by several mature trees, a few low shrubs next to the house, and a large grassy yard, building 102 is a one story wood frame structure. The portion of the building dating from the Cashbaugh period is L-shaped consisting of two gabled-roofed structures joined together (Photo 145-6-A-1). Four additions have been added to this basic structure: three gable-roofed portions, and one flat and one shed-roofed sections (Photos 145-6-A-2 and 145-6-A-3). The most recent of these additions was completed in 1952 and involved removal of an existing bedroom structure, pouring of a new concrete pad, and construction of a 12 x 14 foot room constituting bedroom no. 2 and bathroom no. 1 on the northeast side of the building (photo 145-6-A-2). Two small shed-roofed utility closets also protrude from the back of the house (photos 145-6-A-2 and 145-6-A-4).

As originally constructed, the Cashbaugh portion of the house had shiplap exterior siding. This early siding type is now covered, like the rest of the house, by asbestos shingles (photo 145-6-A-5) leaving only an ornamental gable end which retains 1880-1890 era fish-scale shingles, some fancy "stick-work," and a decorative sunburst to reflect its vintage construction (photo 145-6-A-6). These ornamental details were probably added when Kilpatrick joined and remodeled the two early Cashbaugh structures in the late 1890s. A cornice using a classically shaped molding, along with "boxed" soffit construction, also reflects 19th Century building traditions. Several windows and doors retain pedimented lintels typical of the mid-to-late 19th Century (photo 145-6-A-7).

The walls are pierced by 1-light over 1-light or 6-light over 6-light, double-hung, wood-framed windows in single or paired arrangements. The recent flat-roofed addition has aluminum-framed sliding-glass windows.

Originally wood-shingled, the steeply pitched, gable roof was covered with asphalt shingles in 1953. An early exterior chimney with corbeled brick cap survives (photo 145-6-A-8). The L-

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shaped porch has a shed roof, supported by simple posts on a concrete deck, sheltering three doors on the south (front) side of the house (photos 145-6-A-1, 145-6-A-8, 145-6-A-9). Two doors accessed by concrete steps flanked by welded-pipe railings enter the structure on the north or rear side (photo 145-6-A-3).

In 1997, the interior of the building is arranged as a single residence with most rooms opening one into the other; one short hall and two small entry rooms reflect the multiple adaptations this structure has undergone. At some point in the past this building was divided into two separate apartments, which explains the multiple entry doors at the front and rear of the house, and the dual kitchens.

The house is entered on the south, or front side, by an east oriented door which opens into a small 5 x 7 foot entry room (photo 145-6-A-10). This entry room also connects to either living room no. 1 by a door through the north wall, or living room no. 2 through a door on the opposite wall. The 11 x 26 foot living room no. 1 can also be entered directly through a second south oriented door located on the south side of the house (photos 145-6-A-11 and 145-6-A-12). Living room no. 1 was clearly divided at some time in the past: remnants of the divider wall are evident in the wing-wall adjacent the tiled-heater enclave and the projecting ceiling and wall beams that follow the same line (photo 145-6-A-13). The living room walls and ceiling are plaster with wide baseboard and crown molding. The floor is wall-to-wall carpet. Single ceiling fixtures at each end of the room provide illumination. A 1-light over 1-light, wood-framed, double-hung window pierces the wall adjacent the front door (photo 145-6-A-10). 6-light over 6-light, wood-framed, double-hung windows in single and a paired arrangement are located on the north wall (photo 145-6-A-14). Distinctive wood surrounds frame the windows and doors (photo 145-6-A-15).

A wide entryway accesses kitchen no. 1 at the east end of the living room no. 1 north wall (photo 145-6-A-16). This 12 x 11 foot room is distinguished by two sets of built-in cabinets with very different finishes (one set stained wood, the other painted white) on opposite sides (photos 145-6-A-17 and 145-6-A-18). A 1-light over 1-light double-hung wood-framed window flanked by the white-painted cabinets pierces the west wall. Adjacent on the north wall, a paneled door with glazing exits to the rear of the house. The floor is linoleum. The papered walls and painted ceiling are dry-wall. A single light bulb over the sink and a centered ceiling electrical fixture provide illumination. A covered vent-hole on the ceiling above the stained wood cabinets vented a cook-top or range. This room has baseboards and crown molding.

A 3 x 7 foot hall located at the southeast corner of kitchen no. 1 provides access to bedroom nos. 1 and 2, and bathroom no. 1 (photo 145-6-A-19). One of the 19th Century wood door-surrounds

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frames the doorway from the kitchen into the hall. Wall-to-wall carpet covers the floor of the hall. A hall closet opens just behind the doorway on the north wall.

Bathroom no. 1 opens through a panel door from the hall (photo 145-6-A-20). This 7 x 8 foot room, along with bedroom no. 2, constitute the flat-roofed addition built in 1953. The window on the north wall is aluminum-framed sliding-glass. The shower/bath is tiled. The walls and ceiling are painted dry-wall construction. A vent fixture is on the ceiling. Two wall light fixtures are located above the toilet and the sink. The floor is covered in linoleum.

The 11 x 15 foot bedroom no. 1 is accessed from the hall by way of a panel door which opens adjacent a tall built-in 4-door cabinet with crown molding (photo 145-6-A-21). A second door on the south wall opens to the front of the house. These doors and the 1-light over 1-light, double-hung, wood-framed window on the east wall (photo 145-6-A-22) are framed by distinctive 19th Century wood surrounds (photo 145-6-A-23). The walls and ceiling in this room are plaster; the floor is covered in wall-to-wall carpet framed by a wide baseboard. The walls are covered with wall-paper which extends onto the ceiling giving a recessed look.

Bedroom no. 2 is located at the end of the hall. The two windows in this 7 x 12 foot room (a part of the 1953 addition) are aluminum sliding glass (photo 145-6-A-24). Walls are dry-wall. Flooring is wall-to-wall carpet framed by a narrow baseboard. A single ceiling electrical fixture lights the room.

Kitchen no. 2 is accessed through a doorway from the northwest corner of living room no. 1 (photo 145-6-A-25). This 12 x 12 foot room is generally similar in size to kitchen no. 1. A 1-light over 1-light, double-hung, wood-framed window pierces the east wall and a 6-light over 6-light, double-hung, wood-framed window flanked by built-in cabinets pierces the west wall above the sink (photo 145-6-A-26). The paper covered walls and painted ceiling are dry-wall construction. The floor is wall-to-wall carpet framed by a wide baseboard. Two ceiling fixtures, one about centered and the other above the sink, light the room.

A panel door with glazing accesses the utility room from the north end of kitchen no. 2 (photo 145-6-A-27). Adjacent the door in the southwest corner of this 12 x 7 foot room is a cabinet containing one of the two electrical junction boxes in this room (the other is on the opposite side of the door). The west wall next to the cabinet is pierced with a 2-light hopper window above a metal sink. A paneled door with 1-light over 1-light, double-hung glazing exits the utility room to the north side of the house (photo 145-6-A-3). A fixed 1-light, wood-framed window pierces the north wall next to the exit door (photos 145-6-A-3 and 145-6-A-27). A hot water heater is located in a closet that projects from the east wall to the outside (photos 145-6-A-28 and 145-6-

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A-4). Next to the hot water heater closet on the east wall is a small storage closet. Walls in this room are dry-wall; the ceiling is wood board. The flooring is linoleum framed by a narrow baseboard.

The 10 x 12 foot bedroom no. 3 is accessed by a small 5 x 4 carpeted hall which connects this room to bedroom no. 4, bathroom no. 2, and living room no. 2 (photo 145-6-A-29). The walls, ceiling, and sliding doors on the recessed closet in bedroom no. 3 are all covered with wall-paper. The single 1-light over 1-light, double-hung, wood-framed window in this room is located on the west wall flanking the recessed closet (photo 145-6-A-30). On the opposite side of the closet is a floor-to-ceiling cabinet. Flooring is wall-to-wall carpet framed by a wide baseboard.

The narrow (5 x 8 foot) bathroom no. 2 is located between bedroom no. 3 and living room no. 2. It has a tiled shower/bath, dry-wall walls and ceiling, and is lighted by a single fixture over the sink and mirror on the east wall (photo 145-6-A-31).

The 12 x 12 foot bedroom no. 4 is accessed through a panel door from the small hall (photo 145-6-A-32). 1-light over 1-light, double-hung, wood-framed windows in paired arrangements pierce the south and west walls. A single 1-light over 1-light, double-hung, wood-framed window pierces the north wall (photo 145-6-A-33). A built-in cabinet extends into the room adjacent the door on the east wall. The walls and ceiling are dry-wall construction. The flooring is wall-to-wall carpet framed by a narrow baseboard. A single ceiling fixture lights the room.

The 20 x 12 foot living room no. 2 is accessed either by way of the small hall from bedroom nos. 3 and 4, or from a panel door leading to the small entryway at the front of the house (photo 145-6-A-34). The east, west, and south walls are pierced by 1-light over 1-light, double-hung, wood-framed windows in single arrangements. Two of these windows flank a brick fireplace with a wood surround on the south wall (photo 145-6-A-35). Walls and ceiling are plaster. Flooring is wall-to-wall carpet framed by a wide baseboard. A single ceiling fixture lights the room.

Plant 6 is located northeast of Plant 5 and Control Station, which in turn are located northeast of Plants 2, 3 and 4. The Bishop Creek System is about five miles southwest of the town of Bishop, Inyo County, California. The five power plants in the system, located primarily along the south, middle, and north forks of Bishop Creek, are at varying elevations on the steep eastern slopes of the southern Sierra Nevada Mountain Range.

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II. HISTORICAL CONTEXT

The Andy Cashbaugh family were cattle ranchers and, in 1865, builders of the Standard Flouring Mill. In 1897, the mill and residence were purchased by the Alexander Kilpatrick (1843-1909) family. Kilpatrick is noted for his 1904 sponsorship of a plan to build the original Bishop Power and Light Company powerhouse. While in Kilpatrick's hands, the two original Cashbaugh buildings were moved together and joined to form a larger residence. When Kilpatrick died in 1909 the residence and mill were sold, probably to the Bishop Power and Light Company. In 1911, the Southern Sierras Power Company, a subsidiary of the Nevada-California Power Company, purchased the old Kilpatrick mill property, including land and water rights. Southern Sierras Power Company constructed Bishop Creek Plant 6 nearby and retained the old Cashbaugh/Kilpatrick residence as housing for employees working at the Plant.

Please refer to the "Historical Context" sections in the general Historic American Engineering Record for the Bishop Creek Hydroelectric System (HAER No. CA-145) for historical information regarding Bishop Creek Plant 6.

Each of the five Bishop Creek power plants, and Control Station, were originally developed with an associated residential complex occupied by operating and maintenance crews; all have now been removed with exception of small remaining enclaves at Plant 4, Control Station, and a single house at Plant 6. The company development of employee living areas permitted comprehensive planning seldom seen in privately developed residential areas during this period. The Plant 6 residential area was the least developed of any in the Bishop Creek System, consisting only of the single Cashbaugh/Kilpatrick house and a garage.

III. SOURCES

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IV. PROJECT INFORMATION

This Historic American Engineering Record documentation of Building 102, Bishop Creek Hydroelectric System Plant 6, was undertaken because the building represents excess housing. SCE has automated operation of the Bishop Creek power plants. Automation has made it unnecessary to have on-site crews, thus, residential units like this house have become obsolete.

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